

PART II

LAND DEVELOPMENT PLAN

INTRODUCTION

The purpose of this section of the report is to present the basic plan for land use and development in the Biscoe Planning Area for the next 20 years. This development plan is based on sound planning principles and the goals and objectives of the local people as represented by the Biscoe Area Planning Board. It grows out of the objective examination of the past and present conditions in the planning area as contained in the preceding sections of this report.

The Land Development Plan is the most important step toward the long-range physical development of Biscoe and its one mile fringe area. It has been adopted by the Town Board of Commissioners as a statement of policy. The Plan provides a framework within which growth can take place economically and effectively. Biscoe cannot afford unplanned growth because it is wasteful and creates problems that are expensive to remedy. Proper use of this plan can save the taxpayers money by avoiding the wasteful use of land and by encouraging the development of land which is easily served by community facilities and services. Decisions made by both town officials and private developers that will affect the development of the area should be based upon this plan.

Any major change in the factors upon which this plan is based could substantially alter the future development needs of the planning area. The Planning Board and the Town Board of Commissioners will need to occasionally evaluate and update these proposals. One large industry coming into the area could make the population projections for this report completely inadequate. This would affect projections for residential development and needs for various community facilities as well as affect the economic factors in the community. That is why the planning process must be a continuous one. If the following proposals are